



Planning Commission
2015 Regular Meeting Agenda
Thursday, December 17, 2015
5:30 p.m.

Madison Municipal Building Council Chambers
100 Hughes Road
Madison, Alabama 35758

Planning Commission Board Members
Chairman Damian Bianca, CAPZO

Vice-Chairman Stephen Brooks, CAPZO
Cynthia McCollum, CAPZO
Lewie L. Bates, CAPZO
Troy Wesson, CAPZO

City Council Member, Mike Potter, CAPZO
Steven Ryder, CAPZO
Cameron Grounds, CAPZO
Tim Cowles CAPZO

City Staff

Amy Sturdivant, Director of Planning & Economic Development; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Senior Planner; Ross Ivey, Assistant Planner and Planning Commission Secretary; Megan Zingarelli, Assistant City Attorney

Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.
The Planning Commission welcomes you to the meeting.

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – November 19, 2015 Regular Meeting**
- V. Public Comments**

VI. Public Hearings

Zoning Map Amendments

Each vote taken on Zoning Map Amendment by the Planning Commission is a recommendation only. The final decision will be made by the City Council, after they hold another public hearing, at a future City Council meeting. To follow the amendment schedule, please visit www.madisonal.gov, click Your Government, then Public Hearing Announcements.

1. A public hearing will be held to consider Ron Roberts request to zone property located south of Halsey Drive and west of Hardiman Road to *R-3A, Single-Family Detached Residential District*. This zoning is in conjunction with a request for annexation into the City of Madison. (Tabled from November 19, 2015 meeting)
[Staff Report](#)
2. A public hearing will be held to consider Dublin Farms, LLC request to rezone property located south of Norfolk Southern Railroad and west of Kyser Boulevard from *M2, General Industrial* to *R-4, Multi-family Residential District*. (Tabled from November 19, 2015 meeting)
Staff Report

Subdivisions

3. [Brentwood Manor - Layout Plat](#) (Tabled from November 19, 2015 meeting)
Location: South of Halsey Drive and west of Hardiman Road
Representative: 4-Site, Inc.
Applicant/Owner: D.R. Horton
Lots: 29 lots & 3 Common Areas
Acreage: 10.60
4. [Dublin Farms – Layout Plat](#) (Tabled from November 19, 2015 meeting)
Location: North of Norfolk Southern Railroad and west of Tribble Drive
Representative: Mullins, LLC
Applicant/Owner: Smart Living, LLC
Lots: 100
Acreage: 27.65
[Staff Report](#)
5. [Piney Creek – Preliminary Plat](#)
Location: East of Bowers Road and south of Powell Road
Representative: Mullins, LLC
Applicant/Owner: Smart Living, LLC
Lots: 141
Acreage: 50.01
[Staff Report](#)

6. [Cedar Cove Phase 1 – Final Plat](#)
Location: East of Segers Road and south of Powell Road
Representative: The Atlantic Group
Applicant/Owner: Diltina Development
Lots: 34
Acreage: 27.45
[Staff Report](#)
7. [Greenbrier Hills, Phase 1 – Final Plat](#)
Location: East of Hardiman Road and north of the Norfolk Southern Railroad
Representative: 4 Site, Inc.
Applicant/Owner: Madison Land Resources, Inc.
Lots: 55
Acreage: 40.16
[Staff Report](#)
8. [Jack Clift Subdivision, 5th Addition – Certified Plat](#)
Location: North of U.S. Highway 72 W and west of Wall-Triana Highway
Representative: J.W. Kennedy, Land Surveyor
Applicant/Owner: Peter Lowe
Lots: 3
Acreage: 9.25
[Staff Report](#)

(Public Hearing Closed)

- VII. Site Plans**
- VIII. New Business**
- IX. Adjournment**